

# *Meeting Copy*

STATE BUILDING COMMISSION  
EXECUTIVE SUBCOMMITTEE MEETING  
EXECUTIVE CONFERENCE ROOM  
GROUND FLOOR, STATE CAPITOL  
JANUARY 24, 2005  
10:30 A.M.

## DEPARTMENT OF CORRECTION

### MORGAN COUNTY CORRECTIONAL COMPLEX, WARTBURG, TENNESSEE

- 1) Review of a request for APPROVAL of a GRANT to the Plateau Utility District to construct a water service line to serve the expanded prison in Morgan County.

**Estimated Project Cost:     \$131,400,000.00**

*SBC Project No.            142/028-01-2003*

A grant to the Plateau Utility District to construct 1.6 miles of 12-inch diameter water service line to serve the expanded prison in Morgan County. Grant amount is estimated to be approximately \$725,000. The existing prison water service will be improved to serve the larger prison.

## DEPARTMENT OF CHILDREN'S SERVICES

### LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: **Washington County – 2555 Plymouth Road, Johnson City, TN – Trans. No. 02-07-806 (JS)**

Purpose: Amendment to provide office and related space for relocation of department staff from Kingsport and Blountville to Johnson City for area operations and to adjust the lease term.

Term: October 1, 2005 thru September 30, 2015 (10 yrs.)

Proposed Amount: 15,000 Square Feet

Annual Contract Rent:	\$120,000.00	@\$ 8.00/sf
Est. Annual Utility Cost:	\$ 21,000.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 16,500.00</u>	<u>@\$ 1.10/sf</u>
Total Annual Effective Cost:	\$157,500.00	@\$10.50/sf

Current Amount: 15,000 Square Feet

Annual Contract Rent:	\$112,500.00	@\$ 7.50/sf
Est. Annual Utility Cost:	\$ 21,000.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 16,500.00</u>	<u>@\$ 1.10/sf</u>
Total Annual Effective Cost:	\$150,000.00	@\$10.00/sf

Type: Amendment No. 2 – Adjustment to Lease Term and Annual Rent - Negotiated

FRF Rate: \$13.50 Per Square Foot

Purchase Option: None – Multi-tenant Property

Lessor: Peter A and Ben A Paduch, Current Lessor

Comment: Due to delays by the State, the Lessor was unable to begin construction of the facility as proposed. The proposed negotiated amendment will (1) adjust the 10-year lease term in accordance with the advertisement and proposal by the Lessor and (2) increase the annual contract rent an additional \$0.50 per square foot to reflect Lessor's increase in material and labor costs due to the delays. All other terms and conditions remain in full force and effect.

SSC Report: 01-18-05. Bob King present a Project History Report and summarized the transaction. Staff referred to Sub-committee with recommendation.

## UNIVERSITY OF TENNESSEE

### LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE AMENDMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Shelby County – 81,150 Square Feet – Van Vleet Building, 3 North Dunlap, University of Tennessee, Health Science Center, Memphis, TN – Trans. No. 04-12-005 (GM)</u></b>
Purpose:	Disposal by Lease Amendment for support of translational research at the University and to secure and manage clinical trials and venture activities for the purpose of delivering research discoveries to the market place.
Term:	5 Years with 90 days notice of cancellation by either party
Consideration:	Ninety-eight (98%) of University's Operating Cost
Lessee:	Tristar Institute and Tristar Enterprises, Inc.
SSC Report:	01-18-05. Jurgen Bailey summarized the transaction. Alvin Payne advised that the University will retain 1,800 square feet of space in the building. He stated the Lessee will invest up to \$500,000.00 in improvements and will receive lease credits against the operating costs. Any improvements will be approved by the University and that the University will be the beneficiary of research in the form of royalties. Staff referred to Sub-committee with recommendation.

UNIVERSITY OF TENNESSEE

UNIVERSITY OF TENNESSEE AT MARTIN, TENNESSEE

- 1) Review of a request for APPROVAL of a REVISION in FUNDING and ACKNOWLEDGMENT of the SOURCE of FUNDING from \$4,400,000.00 to \$4,900,000.00 (\$500,000.00 increase) of a project for **Electrical Generating Facility** at University of Tennessee at Martin, and AUTHORIZATION to AWARD a contract to Allen Searcy Builders, in the amount of \$4,083,700.00, based on bids received January 12, 2005.

**Revised Estimated Project Cost: \$4,900,000.00**

Source of Funding:

TSSBA

*SBC Project No.*

Original

\$4,400,000.00

540/011-04-2003

Increase

\$500,000.00

Revised

\$4,900,000.00

## TENNESSEE BOARD OF REGENTS

### LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description:	<b><u>Carter County – 1.93 +/- Acres – Tennessee Technology Center at Elizabethton – Trans. No. 04-12-013 (LW)</u></b>
Purpose:	Disposal in Fee to Carter County for support of local industry. The proposed disposal will not adversely affect the campus.
Original Cost to State:	\$10,000.00 Per Acre
Date of Original Conveyance:	June 1996
Grantor Unto State:	Carter County
Estimated Sale Price:	\$19,300.00 or \$10,000.00 Per Acre
Grantee:	Carter County
SSC Report:	01-18-05. Jurgen Bailey summarized the transaction. Jerry Preston stated that the subject property is in the flood zone and that the Center has no use for the property. He advised the County would repair the flooding problems. He advised the County is assembling properties for utilization by the American Water Heater Company and that the Company is purchasing a vacant building adjacent to the Center. He stated the disposal is (1) contingent upon the Company purchasing the building and relocating to Carter County, (2) a reversion clause in the deed of conveyance, and (3) whether or not there are any outstanding bonds on the subject property. Staff referred to Sub-committee as recommended.

TENNESSEE BOARD OF REGENTS

**TENNESSEE TECHNOLOGY CENTER AT CHATTANOOGA, TENNESSEE**

- 1) Review of a request for APPROVAL of a REALLOCATION OF FUNDING and ACKNOWLEDGMENT of SOURCE of FUNDING for **Sequatchie Valley HVAC Replacement** for the **Tennessee technology Center at Chattanooga**, Tennessee, and AUTHORIZATION to AWARD a CONSTRUCTION CONTRACT to Viking Industrial of Rossville, Georgia, in the amount of \$194,263.00 based upon the low Base Bid plus Alternate Number One, received January 12, 2005.

**Estimated Project Cost:**

**\$229,088.00**

**Source of Funding:**

2002 G. O. Bonds – Capital Maintenance	10,739.00
2004 G. O. Bonds – Capital Maintenance	170,000.00
00/01 Current Funds – Capital Maintenance	9,088.00
02/03 Current Funds – Capital Maintenance	19,261.00
Grant from the CSTCC Foundation	20,000.00
	<hr/> 229,088.00

**SBC Project No.     166/012-05-2004**

M E P Engineering designed this replacement of rooftop units, which includes digital controls and zone dampers. Base bid was within Target, and the reallocation transfers a portion of Miscellaneous into Construction in order to accept the one alternate. The same low bidder remains low in any combination.

TENNESSEE WILDLIFE RESOURCES AGENCY

LAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, APPRAISAL, SURVEY and EXERCISE OPTION to ACQUIRE or ACCEPT as GIFT, required interest in the following real property, not to exceed the appraised value for the property being acquired:

Description:	<b><u>Montgomery County – 15.0 +/- Acres - Bellamy Cave - Trans. No. 04-10-003 (CH)</u></b>
Purpose:	Acquisition in Fee for the protection of the gray bat, an endangered species.
Source of Funding:	\$65,500.00 - Federal – Endangered Species Act \$21,833.34 – Watchable Wildlife Fund (non-Federal)
Estimated Cost:	Fair Market Value
Owner(s):	The Nature Conservancy
SSC Report:	01-18-05. Jurgen Bailey summarized the transaction. John Gregory advised that The Nature Conservancy is currently working with the property owner to purchase the property and has not closed at this time. Staff referred to Sub-committee with recommendation.



DEPARTMENT OF FINANCE AND ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Meigs County – 17619 State Highway 58, Decatur, TN – Trans. No. 04-08-909 (JS)**

Purpose: To provide office and related space for the Departments of Human Services and Children's Services county operations.

Term: November 1, 2005 thru October 31, 2015 (10 yrs.)

Proposed Amount: 5,520 Square Feet

Annual Contract Rent:	\$58,890.00	@\$10.67/sf
Est. Annual Utility Cost:	\$ 7,728.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 6,072.00</u>	<u>@\$ 1.10/sf</u>
Total Annual Effective Cost:	\$72,690.00	@\$13.17/sf

Current Amount: 2,795 Square Feet

Annual Contract Rent:	\$23,400.00	@\$ 8.37/sf
Est. Annual Utility Cost:	\$ 3,913.00	@\$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 3,074.50</u>	<u>@\$ 1.10/sf</u>
Total Annual Effective Cost:	\$30,387.50	@\$10.87/sf

Type: New Lease – Advertisement – Only Proposal from (1) Proposer

FRF Rate: \$10.25 Per Square Foot

Purchase Option: None – Multi-tenant Building

Lessor: Decatur Properties – Current Lessor

Comment: The proposed lease provides (1) the Lessor shall construct interior build-out including interior tenant improvements at no additional cost to the State and (2) no cancellation during the first five years of the lease term except for cause and/or lack of funding.

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee with recommendation.

DEPARTMENT OF FINANCE AND ADMINISTRATION

**WILLIAM R. SNODGRASS TENNESSEE TOWER, NASHVILLE, TENNESSEE**

- 1) Review of a request for APPROVAL of AMENDMENT NO. 1 to the service agreement dated April 1, 2002 between the State of Tennessee and Metropolitan Government of Nashville/Davidson County for services provided by the District Energy System, Nashville, Tennessee.

**Estimated Project Cost:     \$1,200,000.00**

Source of Funding:             Metro

*SBC Project No.*             529/079-01-2005

Section 3.4 of the existing service agreement will be amended to provide “decoupling of chilled water services to the Tennessee Tower”. This will improve the overall performance of the chilled water distribution system. The supplier will design and install the decoupling equipment at no additional cost to the State. Upon completion, the customer will approve the installation of the equipment. The DES has also agreed to provide a credit to the fixed operating charges to account for the ongoing operation and maintenance of the new equipment.

## STATE BUILDING COMMISSION

### **EXECUTIVE SUBCOMMITTEE MEETING MINUTES**

- 1) READING and APPROVAL of the Minutes of the Executive Subcommittee meeting held on December 20, 2005.

## CONSENT AGENDA

Approval of the following Real Property Transactions that have been reviewed and recommended for approval by Sub-committee staff:

- A. Agency: **University of Tennessee – Madison County**  
Transaction: Disposal by Lease  
Provision: Waiver of Advertisement and Appraisals
- B. Agency: **Department of Financial Institutions – Davidson County**  
Transaction: Lease Amendment
- C. Agency: **Department of Safety – Marion County**  
Transaction: Lease Agreement
- D. Agency: **Department of Children’s Services – Fayette County**  
Transaction: Disposal by Lease  
Provision: Waiver of Advertisement and Appraisals
- E. Agency: **Department of Finance & Administration – Putnam County**  
Transaction: Lease Amendment – Comptroller of the Treasury
- F. Agency: **Department of Finance & Administration – Davidson County**  
Transaction: Disposal by Easement  
Provision: Waiver of Advertisement and Appraisals
- G. Agency: **Tennessee Board of Regents – Davidson County**  
Transaction: Memorandum of Agreement with Right-of-Entry  
Provision: Waiver of Advertisement and Appraisals
- H. Agency: **Labor & Workforce Development – Blount County**  
Transaction: Disposal in Fee
- I. Agency: **Department of Environment & Conservation – Dyer County**  
Transaction: Acquisition by Gift of a Conservation Easement  
Provision: Waiver of Appraisal
- J. Agency: **Department of Transportation – Shelby County**  
Transaction: Disposal by Easement  
Provision: Waiver of Advertisement and Appraisals
- K. Agency: **Department of Transportation – DeKalb County**  
Transaction: Disposal in Fee  
Provision: Waiver of Advertisement and Appraisals

UNIVERSITY OF TENNESSEELAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Madison County – 0.23 +/- Acres – University West TN Experiment Station, Jackson, TN – Trans. No. 04-12-006 (GM)**

Purpose: Disposal by Lease to facilitate the location of a modular building to house laboratory and office space in support of the US Agriculture Research Service Soybean Production Research Unit. The proposed lease is complimentary to the University's on-going research program.

Term: 25 Years with 25 Year Option to Renew

Consideration: Grant – Public and Mutual Benefit

Lessee: US Department of Agriculture

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Alvin Payne advised the project is a collaborative research program with the federal government. He stated a modular building will be placed on the site and that the University will approve what is being built. He further stated the lease provides that the University will have the option to purchase at fair market value at the expiration of the lease or the Lessee will demolish the building and return the property to its original land base. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF FINANCIAL INSTITUTIONSLEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: **Davidson County – 511 Union Street, Nashville, TN – Trans. No. 04-08-917 (EN)**

Purpose: To provide additional office and related space for staff of the Department's Compliance Division.

Term: March 1, 2005 thru May 31, 2007 (2 yrs., 1 mos.)

Proposed Amount: 27,111 Square Feet  
 Avg. Annual Contract Rent  
 Incl. Utility & Janitorial Cost: \$478,509.15 @\$17.65/sf  
 Avg. Annual Effective Cost: \$478,509.15 @\$17.65/sf

Current Amount: 24,111 Square Feet  
 Avg. Annual Contract Rent  
 Incl. Utility & Janitorial Cost: \$425,559.15 @\$17.65/sf  
 Avg. Annual Effective Cost: \$425,559.15 @\$17.65/sf

Type: Amendment No. 3 – 3,000 Additional Square Feet – Office Space

FRF Rate: \$18.00 Per Square Foot

Purchase Option: None – Multi-tenant Building

Lessor: Nashville City Center, LP

Comment: The proposed amendment provides that 1,500 square feet of space will be effective March 2005 and 1,500 square feet effective June 2005.

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF SAFETYLEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AGREEMENT for the rental of real property as required by TCA 12-2-115:

Location: **Marion County – 4926 Main Street, Building D, Jasper, TN – Trans. No. 04-08-906 (JS)**

Purpose: To provide office and related space for Driver License Issuance and TN Highway Patrol.

Term: January 1, 2006 thru December 31, 2015 (10 yrs.)

Proposed Amount: 5,208 Square Feet

Annual Contract Rent:	\$50,400.00	@ \$ 9.68/sf
Est. Annual Utility Cost:	\$ 7,291.20	@ \$ 1.40/sf
Est. Annual Janitorial Cost:	<u>\$ 5,728.80</u>	<u>@ \$ 1.10/sf</u>
Total Annual Effective Cost:	\$63,420.00	@ \$12.18/sf

Current Amount: None

Type: New Lease – Advertisement – Lowest of (6) Proposals from (1) Proposer

FRF Rate: \$10.25 Per Square Foot

Purchase Option: Yes

Lessor: Acuff Group, LLC

Comment: The proposed lease provides (1) Lessor will construct 5,208 square feet of office space including interior tenant improvements at no additional cost to the State, (2) no cancellation during the first five years of the lease term except for cause and/or lack of funding and 180 days notice thereafter, and (3) the State's Option to Purchase.

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF CHILDREN'S SERVICESLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by LEASE of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description: **Fayette County – 1,002 Square Feet – Old National Guard Armory Building, Wilder Youth Development Center, Somerville, TN – Trans. No. 04-12-008 (BM)**

Purpose: Disposal by Lease to provide office space for County Emergency Management purposes.

Term: One (1) Year with four 1-Year renewal options with 120 Day Cancellation

Consideration: \$2,505.00 Per Year – Utilities and Janitorial

Lessee: Fayette County

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. Staff referred to Subcommittee for consent agenda.



DEPARTMENT OF FINANCE AND ADMINISTRATION

LEASE AGREEMENT

Review of a request for APPROVAL of the following LEASE AMENDMENT for the rental of real property as required by TCA 12-2-115:

Location: **Putnam County – 410 East Spring Street, Suite F, Cookeville, TN – Trans. No. 05-01-900 (JS)**

Purpose: Lease Amendment to provide office and related space for the Division of Audit.

Term: April 1, 2005 thru November 30, 2009 (4 yrs, 8 mos.)

Proposed Amount: 3,650 Square Feet  
                             Avg. Annual Contract Rent  
                             Incl. Utility & Janitorial Cost: \$42,250.00                      @\$11.58/sf  
                             Avg. Annual Effective Cost: \$42,250.00                      @\$11.58/sf

Current Amount: 2,500 Square Feet  
                             Annual Contract Rent  
                             Incl. Utility & Janitorial Cost: \$30,250.08                      @\$12.10/sf  
                             Total Annual Effective Cost: \$30,250.08                      @\$12.10/sf

Type: Amendment No. 1 – 1,150 Additional Office Space

FRF Rate: \$13.00 Per Square Foot

Purchase Option: None – Multi-tenant Building

Lessor: Liberty Square, Inc – Current Lessor

SSC Report: 01-18-05. Bob King summarized the transaction. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF FINANCE AND ADMINISTRATIONLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS and with a RIGHT-of-ENTRY as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Davidson County – 1.20 +/- Acres – Clover Bottom Developmental Center, Nashville, TN – Trans. No. 04-11-018 (CH)</u></b>
Purpose:	Disposal of a Conservation Easement to create an additional loop connection and bypass along the main trail of the Stones River Greenway.
Estimated Sale Price:	Grant – Public Benefit
Grantee:	Metro Parks Stones River Greenway
SSC Report:	01-18-05. Jurgen Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

TENNESSEE BOARD OF REGENTSLAND ITEM

Review of a request for APPROVAL of the following MEMORANDUM of AGREEMENT for USE of PROPERTY with WAIVER of ADVERTISEMENT and APPRAISALS and with a RIGHT-OF-ENTRY as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Davidson County – 8.95 +/- Acres – Along Richland Creek, Nashville State Community College, Nashville, TN – Trans. No. 04-12-003 (LW)</u></b>
Purpose:	Memorandum of Use Agreement for a greenway across State property that will provide access to area neighborhoods, parks, schools, shopping and health facilities.
Term:	Ten (10) Years
Estimated Sale Price:	Grant – Public and Mutual Benefit
Grantee:	Metropolitan Government of Nashville and Davidson County
SSC Report:	01-18-05. Jurgen Bailey summarized the transaction. Jerry Preston stated that TVA supports the project and the proposed Use Agreement is acceptable to TVA. Ms. Shain Dennison, Metro Greenway Director, and Gary Hawkins, Project Designer, presented a description of the Greenway path. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF LABOR & WORKFORCE DEVELOPMENTLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property as required by TCA 4-15-102 and 12-2-112:

Description:	<b><u>Blount County – 2.0 +/- Acres with Improvement – 220 South Court Street, Maryville, TN – Trans. No. 04-12-011 (LW)</u></b>
Purpose:	Disposal in Fee of a surplus agency-owned Reed Act building.
Original Cost to State:	\$240.00 – Land and \$42,024.00 - Improvement
Date of Original Conveyance:	January 1946
Grantor Unto State:	L.M. Ross
Estimated Sale Price:	Fair Market Value
Grantee:	Advertisement – Highest Bid
SSC Report:	01-18-05. Jurgen Bailey summarized the transaction. He stated that Blount County government is interested in the property and a bid package will be sent to Blount County. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF ENVIRONMENT & CONSERVATIONLAND ITEM

Review of a request for APPROVAL to OBTAIN TITLE WORK, SURVEY and ACCEPT as GIFT, with WAIVER of APPRAISAL, a CONSERVATION EASEMENT interest in the following real property:

Description: **Dyer County – 26.79 +/- Acres – Obion River – Trans. No. 04-12-007 (CH)**

Purpose: Acquisition of a Riparian Setback and Conservation Easement for protection of an existing levee from failure.

Source of Funding: West TN River Basin Authority Operating Funds

Estimated Cost: Gift

Owner(s): Ritchie L. Cherry and Jeffrey Biggs

SSC Report: 01-18-05. Jurgen Bailey summarized the transaction. He stated the levee is in danger of failure and that the transaction will provide property to move the levee back approximately 200 feet. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF TRANSPORTATIONLAND ITEM

Review of a request for APPROVAL of the following DISPOSAL by EASEMENT of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112.

Description:	<b><u>Shelby County – 0.053 +/- Acres – 5334 Boswell Avenue, Memphis, TN – Trans. No. 04-12-010</u></b>
Purpose:	Disposal by Easement for a 20 foot waterline easement to serve state property.
Estimated Sale Price:	Grant – State Benefit
Grantee:	Memphis Light, Gas & Water
SSC Report:	01-18-05. Jurgan Bailey summarized the transaction. Staff referred to Sub-committee for consent agenda.

DEPARTMENT OF TRANSPORTATION

LAND ITEM

Review of a request for APPROVAL of the following DISPOSAL of interest in real property with WAIVER of ADVERTISEMENT and APPRAISALS as required by TCA 4-15-102 and 12-2-112:

Description:	<b><u>DeKalb County – 0.02 +/- Acres – Right-of-Way at Hillview Street and State Route 26, Dowelltown, TN – Trans. No. 04-12-009 (BM)</u></b>
Purpose:	Disposal in Fee of existing right-of-way to the adjoining property owner to remove 2.3 feet of overhang on to the State Route 26 construction project.
Original Cost to State:	\$4,000.00 – 3.32 Acres
Date of Original Conveyance:	January 1954
Grantor Unto State:	Williams and Northcutt
Estimated Sale Price:	\$2,050.00 – Settlement of Condemnation
Grantee:	Ms. Jeanette France
SSC Report:	01-18-05. Jurgen Bailey summarized the transaction. He advised that the transfer of the right-of-way would settle two condemnations. Staff referred to Sub-committee for consent agenda.